

# FOR LEASE



**KNAPP**  
PROPERTIES



## 6800 LAKE DRIVE

*West Des Moines, Iowa 50266*

Office Space Available  
from 3,500 to 13,570 RSF ±

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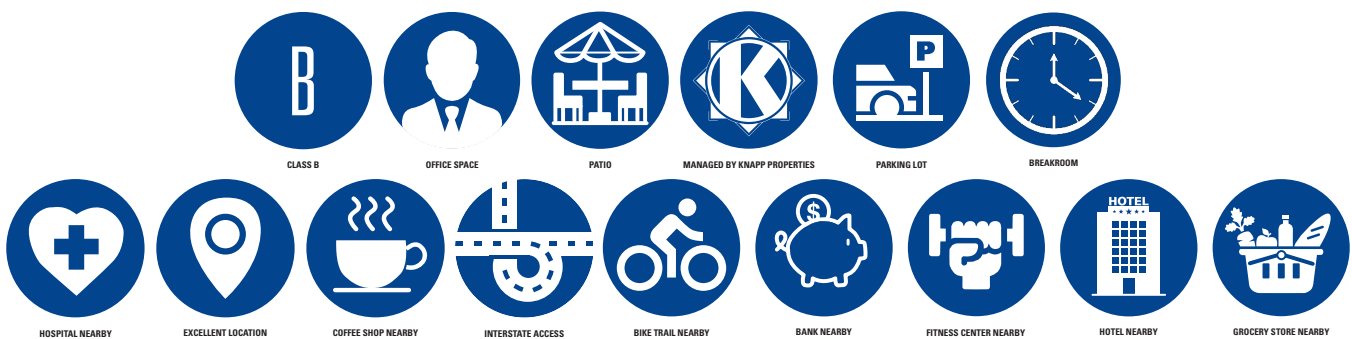
# 6800 LAKE DRIVE FOR LEASE



## BUILDING HIGHLIGHTS

- Two building complex with interstate visibility
- Monument sign potential
- Ample parking
- Professionally managed & maintained
- Outdoor courtyard
- Classic brick exterior with 10 foot ceilings
- Space can be demised to fit your needs

6800 Lake Drive is a fantastic Class B office space. It's minutes away from popular West Des Moines and Waukee restaurants and shopping, as well as quick interstate access. Suite 125 has recently been demoed to open the space up, allowing for more creative office configurations.



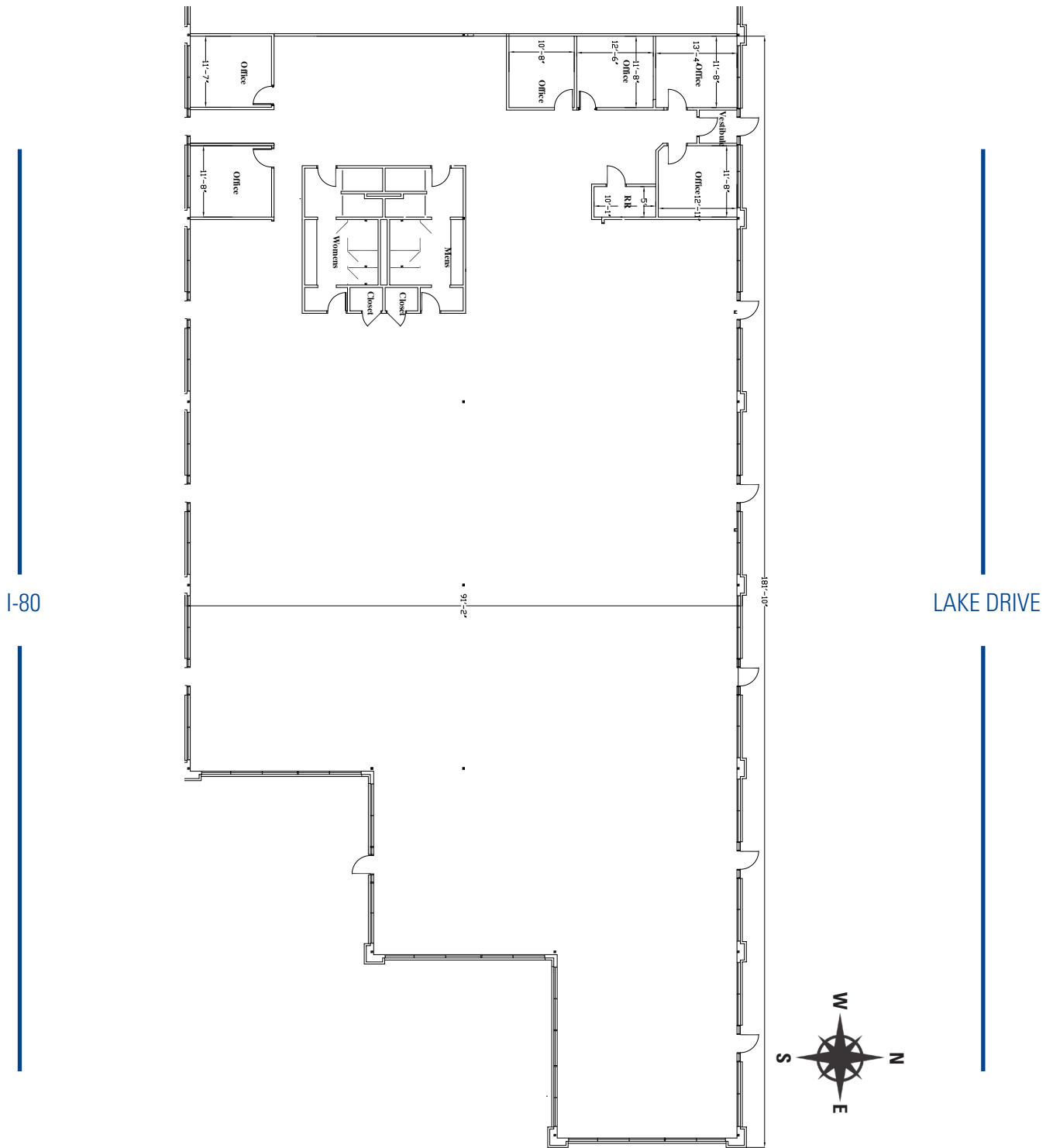






# 6800 LAKE DRIVE AVAILABILITY

Suite 125



**OFFICE SPACE** 13,570 RSF (approx.)

*Available Now*

*Lease Rate: \$11.00 PSF NNN*

*Freshly demoed space & willing to demise*

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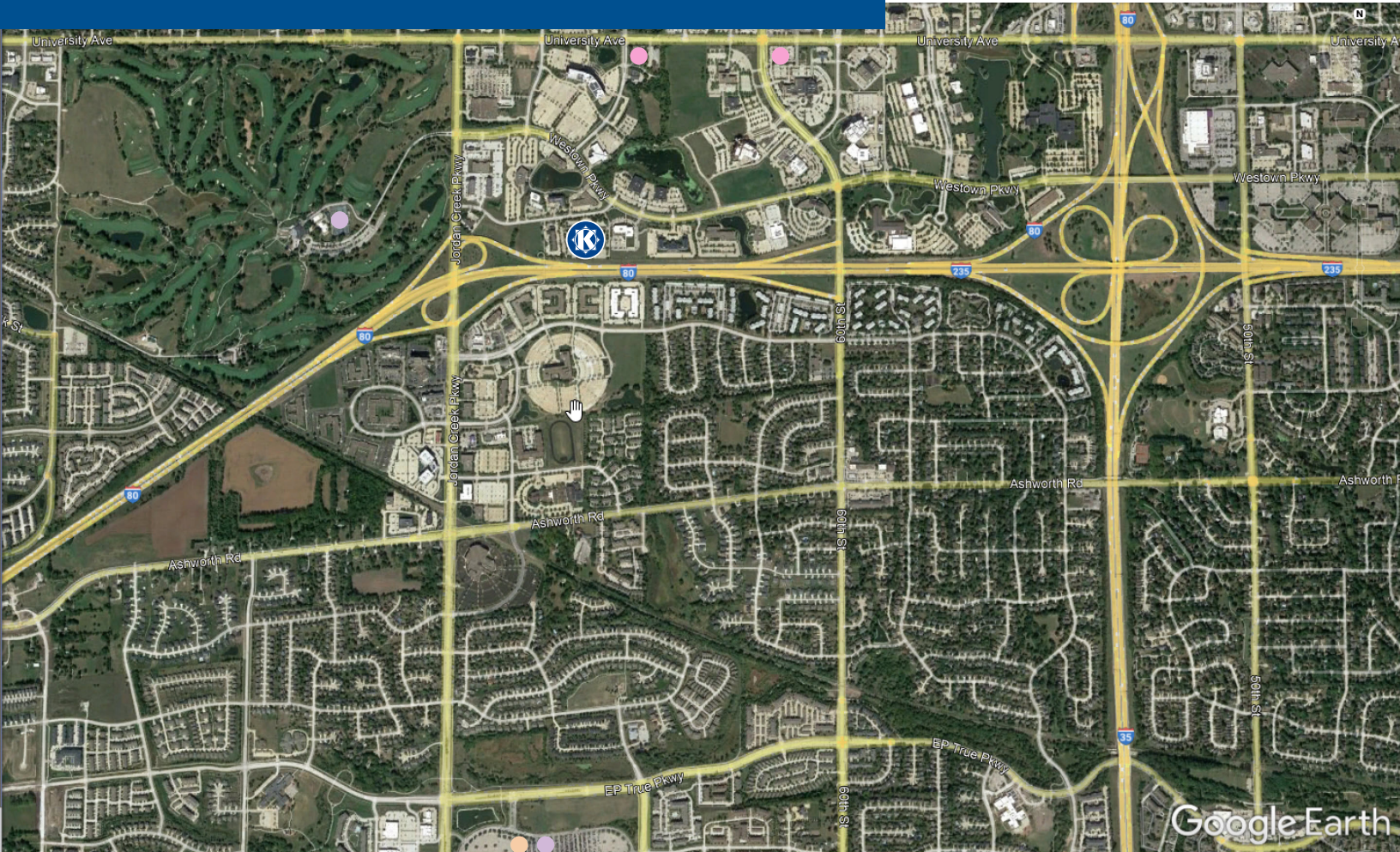
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# 6800 LAKE DRIVE LOCATION



## RESTAURANTS

- Panera Bread
- Dunkin' Donuts
- El Guapo's Tequila + Tacos
- Central Standard
- Barn Town Brewing
- 7 Stone Pizzeria
- Aura
- Jersey Mike's
- Wasabi Waukee
- Jethro's BBQ n' Jambalaya
- Early Bird Brunch
- 5 Borough Bagels
- Club Car Restaurant
- Capriotti's
- St. Kilda
- Franka Pizzeria
- Z' Mariks Noodle Cafe
- Biaggi's
- The Other Place



## RESTAURANTS

- Pickerman's
- Jimmy John's
- Tropical Smoothie Cafe
- Giordano's
- Hana Ramen Sushi
- Taste of New York Pizza
- Panchores
- Smokey Row
- Buffalo Wild Wings
- Bar Louie
- Fleming's
- On the Border
- Joe's Crab Shack
- Bravo!
- P.F. Chang's
- Cheesecake Factory
- Firebirds
- Chick-Fil-A
- Five Guys



## RETAIL

- H&M
- Apple
- HomeGoods
- Nordstrom Rack
- The Container Store
- Anthropologie
- Target
- Dillard's
- Lululemon
- Sephora
- Scheels
- REI
- Pottery Barn



## ATTRACTIONS

- Des Moines Golf
- Spare Time
- Jordan Creek Mall
- Palms Theatre & IMAX
- Century 20 Jordan Creek
- Smash Park
- West Glen Town Center
- Valley View Aquatic Center

## IN GOOD COMPANY:





# Demographics

6800 Lake Dr, West Des Moines, Iowa, 50266  
5 mile radius



### INCOME

**\$87,313**  
Median Household Income

**\$217,410**  
Median Net Worth

**\$277,115**  
Median Home Value

**\$70,344**  
Median Disposable Income

### EDUCATION

**56%**  
Bachelor's/Grad/Prof Degree

### BUSINESS

**6,716**  
Total Businesses

**109,982**  
Total Employees

### KEY FACTS

**149,954**  
Population

**168,649**  
Total Daytime Population

**36.8**  
Median Age

**60,613**  
Households

### TRAFFIC

**8,400**  
Westown Pkwy

**1,883**  
Lake Drive

### EMPLOYMENT

**3.2%**  
Unemployment Rate



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2015-2019, 2021, 2026.

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